

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
FEBRUARY 15, 2006**

The Greensboro Planning Board met in regular session on Wednesday, February 15, 2006 at 2:06 pm, in the City Council Chamber, 2nd floor, Melvin Municipal Office Building. Board members present were: Vice Chair Mike Fox, J.P. McIntyre, Stephen Marks, Joel Landau, Julius Koonce. Planning staff members present were Dick Hails, Planning Director, Alec MacIntosh, Jimmy Person and Ricky Hurley

Vice Chair Fox called the Planning Board into session.

APPROVAL OF MINUTES OF THE JANUARY 18, 2006 REGULAR MEETING:

Mr. McIntyre moved to approve the minutes of the January 18, 2006 regular meeting, seconded by Mr. Koonce. The minutes were approved by unanimous vote. (Ayes: Fox, Koonce, Landau, Marks and McIntyre. Nays: None.)

PUBLIC HEARINGS:

- A. RESOLUTION CLOSING SNYDER STREET FROM YANCEYVILLE STREET EASTWARD TO HILL STREET, A DISTANCE OF APPROXIMATELY 700 FEET. (RECOMMENDED)**
- B. RESOLUTION CLOSING HILL STREET FROM ITS NORTHERN TERMINUS TO IS SOUTHERN TERMINUS, A DISTANCE OF APPROXIMATELY 276 FEET. (RECOMMENDED)**
- C. RESOLUTION CLOSING AN UNNAMED ALLEY FROM HILL STREET EASTWARD TO ITS TERMINUS, A DISTANCE OF APPROXIMATELY 276 FEET. (RECOMMENDED)**

Mr. Person stated that the properties on both sides of each of these rights-of-way have been assembled and rezoned for use as a multifamily development. These streets and this alley were dedicated in 1939 on the plat of Snyder Subdivision (Plat Book 11, Page 57). None have been opened ("paper streets and alley"). These two streets are not to be confused with paved streets elsewhere in town bearing the same names. Each closing petition has been signed by the owners of 100% of the abutting frontage. No building or property is dependent upon either petitioned-for street for access. There are no City water or sewer lines in either street or in the alley. The Technical Review Committee (TRC) feels circumstances here allow the City to make the two required determinations for a street or alley closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends the two street closings and the alley closing.

There were no speakers at the public hearing.

Mr. McIntyre moved to recommend the Snyder Street closing to City Council, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: Fox, Koonce, Landau, Marks, McIntyre. Nays: None.)

Mr. Marks moved to recommend the Hill Street closing to City Council, seconded by Mr. Landau. The Board voted 5-0 in favor of the motion. (Ayes: Fox, Koonce, Landau, Marks, McIntyre. Nays: None.)

Mr. McIntyre moved to recommend Item 2C alley closing to City Council, seconded by Mr. Landau. The Board voted 5-0 in favor of the motion. (Ayes: Fox, Koonce, Landau, Marks, McIntyre. Nays: None.)

D. RESOLUTION CLOSING CHANCE ROAD FROM FLEMING ROAD NORTHEASTWARD TO ITS TERMINUS, A DISTANCE OF APPROXIMATELY 520 FEET. (RECOMMENDED)

Jimmy Person stated that staff does not know the exact age of this street, but it appears to be at least 50 years old. There is a newer section of Chance Road, running westward off Horse Pen Creek Road. That section is not petitioned for closing. The petitioned-for section is gravel and is maintained. There are three houses on the abutting properties, but these have been vacated. The property has been assembled and rezoned for a large development. That development will feature a new street system not making use of the street that is up for closing. There are no City water or sewer lines in the street. The TRC feels circumstances here allow the City to make the two required determinations for a street closing. Therefore, the TRC recommends the street closing.

There were no speakers at the public hearing.

Mr. Landau moved to recommend the closing to City Council, seconded by Mr. McIntyre. The Board voted 5-0 in favor of the motion. (Ayes: Fox, Koonce, Landau, Marks, McIntyre. Nays: None.)

ANNEXATION PETITIONS:

A. ORDINANCE ANNEXING PROPERTIES OF ANITA C. BRITT AND DAVID AND DIANE B. ALLRED NORTH OF HINES CHAPEL ROAD – 21.267-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh stated this property is immediately south of a previous satellite annexation (Manchester subdivision) on McKnight Mill Road. This property is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan. There is an 8-inch City water line stubbed to the property line by Manchester. There is an 8-inch sewer line ending near the southwest corner of Manchester. The prospective use is single family residential, with a maximum of 80 homes. Fire service can be provided to this property with moderate difficulty via expansion of an existing contract with the rural fire department already contracted to respond to the previous satellite annexations nearby. The Police Department estimates moderate impact at full buildout, with a potential demand for 0.61 officers. Other City

services can be provided in a manner similar to their provision to the previous satellite annexations nearby. The TRC recommends the annexation.

Mr. Marks moved to recommend the annexation to City Council, seconded by Mr. Koonce. The Board voted 5-0 in favor of the motion. (Ayes: Fox, Koonce, Landau, Marks, McIntyre. Nays: None.)

Mr. Landau inquired about the degree of fiscal analysis undertaken by staff on annexation petitions.

Mr. MacIntosh responded that the analysis did not attempt any sort of full cost/revenue analysis. Generally speaking, almost all single family development would produce costs exceeding revenues and commercial and industrial development would go the other way. Mr. Hails added that an annexation – especially a satellite annexation – could produce a more negative fiscal impact its first few years, until other annexations filled in the area nearby.

EASEMENT RELEASES:

- A. RESOLUTION AUTHORIZING RELEASE OF A PORTION OF A 20-FOOT DRAINAGE EASEMENT RUNNING THROUGH THE REAR OF THE PROPERTY AT 4505 WEST WENDOVER AVENUE. (APPROVED)**
- B. RESOLUTION AUTHORIZING RELEASE OF A 20-FOOT UTILITY EASEMENT RUNNING THROUGH PHASE 2 OF THE MANCHESTER SUBDIVISION LOCATED AT 3526 McKNIGHT MILL ROAD. (APPROVED)**

Mr. MacIntyre moved to approve the easement releases, seconded by Mr. Landau. The Board voted 5-0 in favor of the motion. (Ayes: Fox, Koonce, Landau, Marks, McIntyre. Nays: None.)

ITEMS FROM THE DEPARTMENT:

- A. REQUEST TO CALL PUBLIC HEARING FOR MARCH MEETING ON CHANGING THE STREET NAME OF THE WESTERNMOST SECTION OF BYERS ROAD TO CHAPEL GLEN LANE. (APPROVED)**
- B. DISCUSSION ON PLANNING BOARD RECEIVING UPDATES ON LAND DEVELOPMENT ORDINANCE REWRITE PROCESS.**

Mr. Hails stated that a major project has been going on for about a year, which is a rewrite of the development regulations called the Land Development Ordinance. A primary advisory group has been appointed by the City Manager's Office and City Council and draft sections of text are relayed as they become available. The Planning Board will eventually become the

primary advisory group on the back end once there is a full draft of the Ordinance. There will power point presentations made to the Board during this project.

APPROVAL OF ABSENCES:

The absences of Mr. Hall, Mr. Bryson and Mr. Rhodes were approved.

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There being no further business before the Board, the meeting was adjourned at 2:42 p.m.

Respectfully submitted,

Richard W. Hails, AICP
Planning Director

RW/jd